

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
June 12, 2025

Commission Members Present: Chairman Adrian Dekker, Commission Member Eric Huminski, Commission Member Andy Norris and Vice Chairman Mike Grayeski.

Commission Members Not Present: Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Sergeant Scott Ryder, Sergeant Scott Staber, Corporal James Lenahan, Officer Carson Warner, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Meeting to order.

II. PUBLIC HEARING RULES

Vice Chairman Grayeski read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

None.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-01-2025**, applicant requests annexation of 20.11 +/- acres located off of Lower Union Hill Road, Cherokee County, GA, tax parcel 158 of tax plat 15N26.

Community Development Director Nancy Moon informed the Commission that the applicant requested to defer this item.

Commission Member Huminski made a motion to defer this item. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **MA-03-2025**, applicant, Garrard Development, Inc., requests rezoning of 20.11 +/- acres located off of Lower Union Hill Road, Holly Springs, GA, tax parcel 158 of tax plat 15N26, from NC, Neighborhood Commercial (County), and AG, Agricultural (County), to TND, Traditional Neighborhood Development (City), and MXD, Mixed Use (City).

Community Development Director Nancy Moon informed the Commission that the applicant requested to defer this item.

Commission Member Huminski made a motion to defer this item. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **MA-04-2025**, applicant, Idletown Development, Inc., requests an amendment to the stipulations of rezoning case MA-07-2020 for 15.72 +/- acres located off of Palm Street, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A.

Community Development Director Nancy Moon stated that the applicant is requesting an amendment to the stipulations of rezoning case MA-07-2020 that was previously heard and approved. Ms. Moon said that the request is to remove stipulation #14 of case MA-07-2020 regarding an emergency access entrance with a Knox Box and a gate to the development that is currently under construction. The development has 63 lots and required a separate emergency entrance at the time that the rezoning case was approved previously. The fire code has since been updated to require a separate emergency entrance for a development with 120 lots or more. Ms. Moon added that the Fire Marshal has approved the elimination of the second entrance.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. **CUP-01-2025**, applicant requests a conditional use permit for a CBD and/or Tobacco Specialty Store for property located at 2271 Holly Springs Pkwy, Suite 105, Holly Springs, GA, tax parcel 026A of tax plat 15N14C.

Community Development Director Nancy Moon addressed the Commission and stated that this case is an existing CBD /Tobacco Specialty Store in the City. Ms. Moon said that the ownership recently changed, and the new owner would like to sell legal vapes, THC products, hookahs and accessories. Ms. Moon said that the owner would also like to obtain a license from the state to sell tobacco and hemp as well. Ms. Moon stated that the previous owner did not list THC and hemp products on his Occupation Tax application. Ms. Moon said that staff recommends denial.

The applicant, Bhavinkumar Patel, spoke and told the Commission that he would like to expand his business by selling these additional products.

Chairman Dekker made a motion to deny. Commission Member Norris seconded the motion. Motion carried. Yes 3, No 1, Abstained 0. Vice Chairman Grayeski voted no. None abstained.

- E. **ORD-4-2025**, amendment to the Holly Springs Zoning Ordinance, Article 2: Interpretations and Definitions to amend definitions and Article 5: District Uses and Regulations to amend permitted uses and conditional uses.

Community Development Director Nancy Moon presented the amendment to the Holly Springs Zoning Ordinance, Article 2, and Article 5, regarding changes to definitions and the regulations of CBD and/or Tobacco Specialty stores. Ms. Moon said that to clarify the existing ordinance, THC and hemp have been added throughout the ordinance, including in the definitions, regulations and the name of the establishment.

Chairman Dekker made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

F. March 13, 2025 Planning and Zoning Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

G. May 29, 2025 Planning and Zoning Work Session Meeting minutes.

Chairman Dekker made a motion to approve the minutes. Commission member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

V. REPORTS/COMMENTS

No reports or comments were given.

VI. ADJOURNMENT

Commission Member Huminski made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.



Adrian Dekker, Chairman

Attest:



Tracey Chambers
Community Development Coordinator